

Property at 00069 HAYNES ROAD

Prop ID 2600069

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Administrative Information

Owner name: MATTHEWS LORI ANNE &
 Second name: JENNINGS JOHN
 Address: 69 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 2600069 Neigh.: Zone: R30 Vol: 394 Page: 371

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	167,170
Resident Outbldg	1.00	11,200

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Nov-2000
 Sale price: 225,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 391,914

Summary

Total assessments	274,340
Total exemptions	
Net assessment	274,340

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.7418
 Mkt/sale :
 Assmt/sale: 1.2193

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site 40,075								
RES	12	.280	7,500	2,100			2,100	1,470
Residual 12,197								

1.200 acres

Total land value

137,100

95,970

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	06	Metal		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	04	Radiant		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	33	C+		
Garage	32	Detached 2 car		
Area Over Gar.	99	None		
Basement	99	None		
Bsmt Fin Qual	99	None		
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1956

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,056	275,230
Basement	None				-5,140
Heating	Yes	A/C Yes			7,910
Plumbing	1 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	4,000
Attic	None	Attic size:			
Additions					51,434
Other Features		WB Stks			6,750
Sub-Total					340,184
Grade	C+	Factor 1.0800			367,399
CDU		C&D Factor 1.00			367,399
Depreciation		35 %			238,809
Computed cost value @ 70%					167,166

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	48	5,495
P Porches, Patios, Decks	DECK Wood deck	492	13,033
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	AIR Air conditioning	280	851

Total additions 51,434

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	26	572	55.95		C	32,003	50	16,000
Block Detach Garage									
Value at 70%									
			11,200	Value at 100%			16,000		

